|  |  |
| --- | --- |
| CurrentDate | Our Ref: FileRef  Your Ref: ClientRef |

**PRIVATE AND CONFIDENTIAL**

Dear ClientName ClientSurname,

**Purchase of PropertyDetails**

I am pleased to confirm that I have received the results of the searches carried out on the property and I would advise you of the following in relation to each search.

**Local search**

I am pleased to inform you that I have received the results of your local search and would confirm that this appears satisfactory, but I would specifically draw your attention to the following:-

1. The search relates to the above property and does not give information about neighbouring land and buildings.
2. Occasionally, information contained in searches turns out to be incorrect. We must rely on the results of our searches but their accuracy cannot be guaranteed in all cases.
3. All properties in the area are affected by development plans. These plans indicate the primary use of the area and the Council’s planning policies. The result of the Local Search does no more than tell us if the property is covered by such a plan, it does not provide specific details. If you have any concerns about planning matters for the area, we recommend that you visit the Local Plans Section of the Local Authority to discuss any planning policies or matters which may be revealed in any of the plans presently in force.
4. Please note that owners of properties abutting a watercourse should be aware of their obligations and responsibilities under the Land Drainage & Public Health Acts to maintain a watercourse.
5. The search reveals that StreetName is maintained by the Local Authority at their expense.
6. The search reveals the following entries:-

A) Smoke Control order

The Property is in an area affected by a smoke control order. The order restricts the type of fuels which can be emitted from chimneys to certain authorised fuels. These include cokes, gas, electricity and certain other specified materials. Coal or wood can only be burned on certain exempted appliances (please enquire of the local authority as to the nature of these appliances). If the appliances in the property do not comply with the above, grant aid may be available for conversion/adaption. If you are in doubt or require any further information we would suggest that you contact the Environmental Services Department of the Local Authority.

**B) Planning Entries**

Description

**C) Radon Gas**

The Property lies in an area where ActionLevel% or more of homes are estimated to be at or above the action level. Further information can be obtained in this regard at the Health Protection Agency (HPA) website.

**D) Any other entries**

Description

**Environmental Search**

Description

**Mining Search**

The results of this search are satisfactory and a copy of the search result is enclosed for your records.

**Drainage Search**

Your search results revealed the following information:

* Both foul and surface water drain to the public sewer
* The Property is connected to the mains water supply
* The Property is served by a water meter
* There is a public sewer pipe running through the property boundaries (as per the enclosed plan) which must remain un-built upon at all times unless the prior consent of Yorkshire Water is obtained

Please note that from 1 October 2011 both private sewers and private lateral drains (excluding pumping stations and highway drains or sewers) connected to public sewers were transferred to the statutory undertaker (local water authority) and became public sewers and public lateral drains and the responsibility for the maintenance passed to the authority.

If you have any questions following receipt of this letter, please advise me.

Yours sincerely

**FirmName**

Email: SolicitorEmail